

Arlington Redevelopment Board
June 20, 2016 Minutes
Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm

This meeting was recorded by ACMi.

PRESENT: Andrew Bunnell (Chair), Kin Lau, Mike Cayer, Andrew West

ABSENT:

STAFF: Jennifer Raitt, Laura Wiener

GUESTS: Kevin Flynn, Springboard Schools, Inc. Marianne Racioppi, Executive Director and Founder of Learn to Grow, and Nicole Lowry, Program Director; Zeke Brown and John Fenollosa, Brown and Fenollosa Architects; Steve Tanner, Architectural Graphic Signs, Inc. and Aamir Chaudhry, European Wax Center

The Chairman opened the meeting at 7:00 pm and stated that the meeting was being recorded by ACMi. The Chairman turned to the first agenda item, continuation of the discussion of the Housing Production Plan from the June 6th meeting. Jennifer Raitt explained that feedback was received and changes were made as a result of the presentation and turned the discussion over to Laura Wiener to discuss. Ms. Wiener explained that a number of comments were received from Board Member Mike Cayer and continued by reading aloud the proposed changes. She further commented that the changes better reflected a response to the Master Plan. Mr. Cayer expressed that the plan should reflect the Master Plan goal to add housing primarily in mixed-use development along the commercial corridors. Mr. Lau suggested adding an additional strategy encouraging private property owner's to partner with the Housing Corporation of Arlington. Mr. Bunnell agreed with Mr. Lau and suggested additional language under Section 12 to support this. Mr. Bunnell opened the meeting to questions from the public.

Wynelle Evans of Orchard Street was dismayed to see the plan suggested accessory units and stated that accessory units would threaten the community's wish to preserve and protect established neighborhoods. John Worden of Jason Street suggested that the Open Space Plan as well as the Master Plan be considered and incorporated in the proposed Housing Production Plan. Steve Revilak expressed support for the plan.

Ms. Raitt advised the Board that the next steps are for the ARB to adopt the Housing Production Plan as amended, followed by adoption by the Board of Selectman. Mr. Cayer moved that the ARB adopt the Housing Production Plan as amended. Mr. Lau seconded. Voted unanimously (4-0).

Mr. Bunnell introduced the next item on the agenda, continuation of the Public Hearing EDR Special Permit, 93 Broadway, Docket #3504. Kevin Flynn, Owner of Springboard Schools and Zeke Brown, architect for the project, addressed the Board about their questions regarding parking and transportation demand management. The proponent stated that four on-street parking spots exist abutting the proposed building on North Union Street. The DPW suggested a slight redesign of sidewalk and parking on Broadway to accommodate a bus stop. Springboard Schools provided the Board with a more detailed Transportation Demand Management plan, which would encourage Learn to Grow staff and parents to use alternate means of transportation to get to the center. Mr. Lau expressed his continued concern regarding the lack of on-site parking and the impact the center might have on street parking in the neighborhood. Special Conditions were discussed including that the Town could require an additional parking spot be created on the lot if street parking becomes excessive. Mr. Lau moved to approve the project with agreed Special Conditions. Mr. Cayer seconded. All voted in favor (4-0).

Mr. Bunnell introduced the next item on the agenda, Public Hearing EDR Special Permit, European Wax Center, 1398 Massachusetts Ave, Docket #3013. Steve Tanner of Architectural Graphic Signs, Inc., and Aamir Chaudhry, owner of European Wax Center, asked for approval from the Board to allow for a larger sign. Mr. Cayer stated the proposed sign would take up the entire façade of the building and suggested they follow the guidelines set forth in Sign Sense. Mr. West agreed with Mr. Cayer. Mr. Bunnell suggested a full context view of the sign in line with the building's façade before approval. He further stated that the applicant can work with the Director of Planning and Community Development for administrative approval. Mr. Cayer moved to approve the sign as amended pending approval from the Director or her designee. Mr. Lau seconded. All in favor (4-0).

Mr. Bunnell introduced the next item on the agenda, Central School RFP lease agreement. Ms. Raitt presented the lease between the Arlington Redevelopment Board and the Arlington Retirement Board for review and approval as presented. Ms. Raitt explained that the lease had been reviewed by legal counsel, the proposal review panel and the Retirement Board. She reviewed the terms of the lease with the Board. Mr. Cayer moved to authorize the chairman to sign the lease as presented. Mr. West seconded. All in favor (4-0).

Ms. Raitt shared that negotiations were ongoing with a current tenant, Mystic River Watershed Association, to amend their lease to add space, and sought the Board's approval to authorize the chairman to sign the amended lease. Mr. West moved to authorize the chair to sign an amended lease. Mr. Cayer seconded. All in favor (4-0).

Lastly, Ms. Raitt shared that Arlington Center for the Arts is being considered for the third and fourth floor space. Ms. Raitt also shared that the Arlington School Department has recently viewed and may be interested in leasing a portion of the available space.

Mr. Bunnell introduced the next item on the agenda, ARB's designee to the Arlington Preservation Fund. Ms. Raitt explained that she was seeking a nomination from the Board to be the ARB designee to the Arlington Preservation Fund, to be approved by the Board of Selectmen. Mr. Cayer motioned to nominate Ms. Raitt as designee. Mr. Lau seconded. All in favor.

Mr. Bunnell moved to the next item on the agenda, Director's Report. Ms. Raitt updated the Board regarding staffing changes within the Department and informed the Board that interviews for the Zoning Recodification Working Group and the Residential Study Group are anticipated for July. She updated the board on the Support Arlington Heights Initiative and stated that there will be a forum on July 28, 2016. It was agreed that moving forward, the Redevelopment Board Meeting's will begin at 7:30pm.

Mr. Cayer moved to approve minutes as amended from June 6, 2016 meeting. Mr. Lau seconded.

Mr. Cayer moved to adjourn, Mr. Lau seconded. All in favor (4-0).